



Chartered Surveyors &
Commercial Property Consultants

PROMINENT WAREHOUSE / LIGHT INDUSTRIAL UNIT

TO LET

**UNIT 10, FLEMING ROAD, NEWBURY
WEST BERKSHIRE, RG14 2DE**

5,391 SQ FT (500.84 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Fleming Road which is on the London Road Industrial Estate accessed via Faraday Road.

The property fronts the A339 main road through Newbury, providing good visibility to passing traffic.

DESCRIPTION

The property comprises a mid-terraced warehouse unit with office, kitchen and male and female WC's to the front with mezzanine floor accessed via timber staircase above.

Property benefits from the following amenities:-

- Concrete floor
- Manual roller shutter door
- LED lighting to the warehouse
- Eaves height of 5.5m
- Translucent roof panels
- 3 phase power supply
- Office to include strip lights, carpets and window to the front.

The property benefits from 6 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor including office & WC's	443.25	4,771
Mezzanine Floor	57.586	620
Total	500.84	5,391

RATING ASSESSMENT

Rateable Value £43,000

Rates Payable £21,457 (2026/27)

SERVICE CHARGE

There is an estate charge of £505 per qtr plus VAT.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 51.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £58,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater / Tom Price / Tash Chamberlain

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February 2026



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